



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

July 22, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#3

July 22, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**PUBLIC HEARING
RESOLUTION TO VACATE THE ALLEY WEST OF WILMINGTON AVENUE
AND NORTH OF 124TH STREET
IN THE UNINCORPORATED COMMUNITY OF WILLOWBROOK
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)**

SUBJECT

This action involves the proposed vacation of the alley west of Wilmington Avenue and north of 124th Street in the unincorporated community of Willowbrook, which is no longer needed for public use. The vacation has been requested by the underlying property owners to enhance their property and prevent illicit activities.

IT IS RECOMMENDED THAT THE BOARD:

AFTER THE PUBLIC HEARING:

1. Find that this action is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the alley west of Wilmington Avenue and north of 124th Street in the unincorporated community of Willowbrook is unnecessary for present or prospective public use and is not useful as a nonmotorized transportation facility.
3. Find that the public convenience and necessity require the reservation and exception of easements and rights of way for the maintenance, operation, replacement, removal, and renewal of utility facilities located within the alley west of Wilmington Avenue and north of 124th Street in the

unincorporated community of Willowbrook, owned by Southern California Edison Company, Pacific Bell Telephone Company (dba AT&T California), and the County of Los Angeles for sanitary sewer, appurtenant structures, and ingress and egress purposes in accordance with Sections 8340 and 8341 of the California Streets and Highways Code.

4. Adopt the Resolution to Vacate the alley west of Wilmington Avenue and north of 124th Street with Reservations (Conditional), pursuant to Section 8324 of the California Streets and Highways Code.

5. Upon approval, authorize the Director of Public Works or her designee to record the certified resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles to vacate the alley west of Wilmington Avenue and north of 124th Street (Easement) in the unincorporated community of Willowbrook, since it no longer serves the purpose for which it was dedicated and is not required for public access or transportation.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The vacation of the Easement will result in added revenue through assessment and taxation and reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The applicant has paid a \$1,500 fee to defray the expenses of the investigation, mailings, publication, and posting. This amount has been deposited into the Road Fund. The fee was authorized by the Board in a resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area to be vacated contains approximately 3,011 square feet and is shown on the map that is attached to the enclosed Resolution to Vacate.

The procedure of the vacation of a County highway is set forth in Chapter 3, Part 3, Division 9 of the California Streets and Highways Code commencing with Section 8320. All further statutory references in this Board letter are to sections of the California Streets and Highways Code, unless otherwise indicated.

Pursuant to Section 8320, the Board may initiate proceedings to vacate a public highway by administratively setting a date (not less than 15 days after the initiation of proceedings), hour, and place for a hearing on the vacation.

Pursuant to Section 8322, notice of the hearing must be published for at least two successive weeks prior to the hearing in a daily, semiweekly, or weekly newspaper published and circulated in the County.

Pursuant to Section 8323, at least two weeks before the day set for the hearing, at least three notices of the hearing must be posted conspicuously along the line of the highway proposed to be vacated.

Pursuant to Section 8324, the Board may adopt a resolution vacating the highway if, after considering all the evidence offered at the hearing, the Board determines that the highway is unnecessary for present or prospective public use.

Additionally, pursuant to Sections 892 and 8314, the Board must also find that the highway proposed to be vacated is not useful as a nonmotorized transportation facility, prior to resolving to vacate the highway.

The County's interest in the Easement was acquired by dedication in Tract No. 4472, recorded in Book 48, page 69, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, as an easement for alley purposes.

The vacation has been requested by Mr. Calvin Eugene Cressel, Sr., Pastor of Greater Mt. Sinai Missionary Baptist Church of Compton, together with the adjoining underlying property owners to enhance their property and prevent illicit activities.

The proposed vacation was reviewed by the County Sanitation Districts, Fire Department, Department of Parks and Recreation, Department of Regional Planning, and the Department of Public Works. It was determined to not be useful as a nonmotorized transportation facility and meets with the goals and objectives of the Community Plan and underlying zoning.

Easement rights for existing facilities will be reserved for Southern California Edison Company, Pacific Bell Telephone Company (dba AT&T California), and the County pursuant to Sections 8340 and 8341.

In addition, the proposed vacation is conditioned upon the applicants complying with the following:

1. Modify the alley entrance to the satisfaction of Public Works.
2. Dedicate reciprocal ingress and egress easements between adjoining property owners.
3. Contact Public Works' Traffic and Lighting Division in regard to the transfer of billing for the operation/maintenance costs of the street light from the County to the property owners or to request the removal of the street light and pay Southern California Edison Company for any removal costs.

The above conditions must be met to the satisfaction of Public Works within 18 months of the date this resolution is adopted by the Board or the vacation will terminate and become null and void.

ENVIRONMENTAL DOCUMENTATION

These actions are categorically exempt from the provisions of CEQA. The proposed vacation of the Easement is within a class of projects that has been determined not to have a significant effect on

the environment in that it meets the criteria of Sections 15305 and 15321 of the State CEQA Guidelines. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption under Section 15305 inapplicable based on the project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow for additional property taxes through the vacation of the Easement.

Existing easement rights for utility facilities will be reserved for Southern California Edison Company, Pacific Bell Telephone Company (dba AT&T California), and the County pursuant to Sections 8340 and 8341 of the California Streets and Highways Code.

CONCLUSION

The Department of Public Works, Survey/Mapping & Property Management Division, will post notices of the hearing in accordance with Section 8323 of the California Streets and Highways Code.

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order. Retain one original for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

**RESOLUTION TO VACATE
ALLEY WEST OF WILMINGTON AVENUE
AND NORTH OF 124TH STREET WITH RESERVATIONS
(CONDITIONAL)**

WHEREAS, the Board of Supervisors of the County of Los Angeles has conducted a noticed public hearing regarding the proposed vacation of the alley west of Wilmington Avenue and north of 124th Street in the unincorporated community of Willowbrook (hereinafter referred to as the Easement), in the County of Los Angeles, State of California, as legally described in Exhibit A and depicted on Exhibit B, both attached hereto, in accordance with Chapter 3, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8320, and has considered all evidence submitted at the hearing;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. That the Easement is unnecessary for present or prospective public use, and is not useful as a nonmotorized transportation facility.
2. That the public convenience and necessity require the reservation and exception of an easement and right of way for the maintenance, operation, replacement, removal, and renewal of utility facilities located within the alley west of Wilmington Avenue, owned by Southern California Edison Company, Pacific Bell Telephone Company (dba AT&T California), and the County of Los Angeles for a sanitary sewer easement, appurtenant structures, and ingress and egress purposes in accordance with Sections 8340 and 8341 of the California Streets and Highways Code.
3. That the above-described Easement is hereby conditionally vacated pursuant to Chapter 3 of Part 3 of Division 9 of the California Streets and Highways Code, commencing with Section 8320; reserving and excepting therefrom easements and rights of way for the maintenance, operation, replacement, removal, and renewal of utility facilities located within the alley west of Wilmington Avenue in favor of Southern California Edison Company, Pacific Bell Telephone Company (dba AT&T California), and the County of Los Angeles for a sanitary sewer easement, appurtenant structures, and ingress and egress purposes.
4. That the proposed vacation is conditioned upon the underlying property owners complying with the following:
 - a. Modify the alley entrance to the satisfaction of Public Works.
 - b. Dedicate reciprocal ingress and egress easements between adjoining property owners.

- c. Contact Public Works' Traffic and Lighting Division in regard to the transfer of billing for the operation/maintenance costs of the street light from the County to the property owners or to request the removal of the street light and pay Southern California Edison Company for any removal costs.

The above conditions must be met to the satisfaction of Public Works within 18 months of the date this resolution is adopted by the Board or the vacation of the Easement will terminate and become null and void.

5. That upon the satisfaction of the above conditions, the Director of Public Works or her designee is authorized to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

The foregoing resolution was on the 22nd day of JULY, 2014, adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

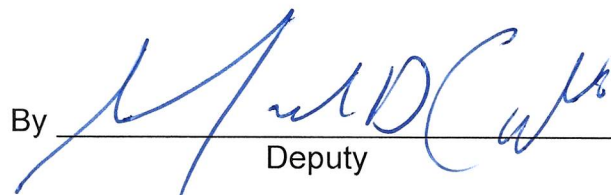
JOHN F. KRATTLI
County Counsel

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By


Deputy

By


Deputy

NS:mr

P:\MPPUB\ADMIN\MARIA\BOARD LETTER RESOLUTION\WILMINGTON AVE RESOLUTION.DOC



EXHIBIT A

Project name: **ALLEY WEST OF WILMINGTON AVENUE
NORTH OF 124TH ST 316-1VAC**
A.M.B. 6147-023 (Alley)
T.G. 734-G1
I.M. 069-197
R.D. 241
S.D. 2
M1188116

LEGAL DESCRIPTION

PARCEL NO. 316-1VAC: (Vacation of easement for alley purposes):

All that portion of that certain 15-foot wide strip of land, as shown on map of Tract No. 4472, recorded in Book 48, page 69, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, adjoining Lot 9 of said tract and lying northerly of the easterly prolongation of the southerly line of said lot.

RESERVING to the County of Los Angeles an easement for sanitary sewer and ingress and egress purposes in, on, over, and across the above-described alley herein being vacated.

Also RESERVING easements and rights for utility facilities owned by Southern California Edison Company and Pacific Bell Telephone Company (dba AT&T California) in, on, over, and across the above-described alley herein being vacated.

The reservations herein are being made in accordance with the provisions of Sections 8340 and 8341 of the Streets and Highways Code of the State of California.

Containing: 3,011± square feet.

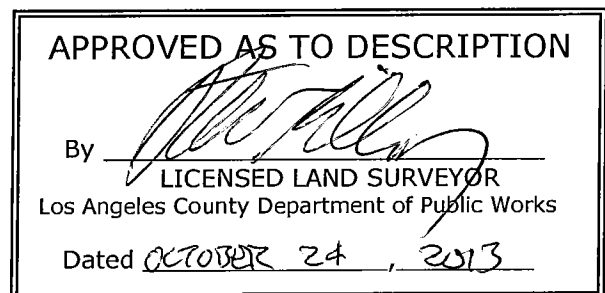
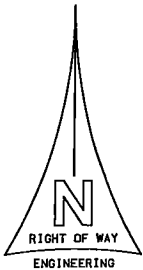
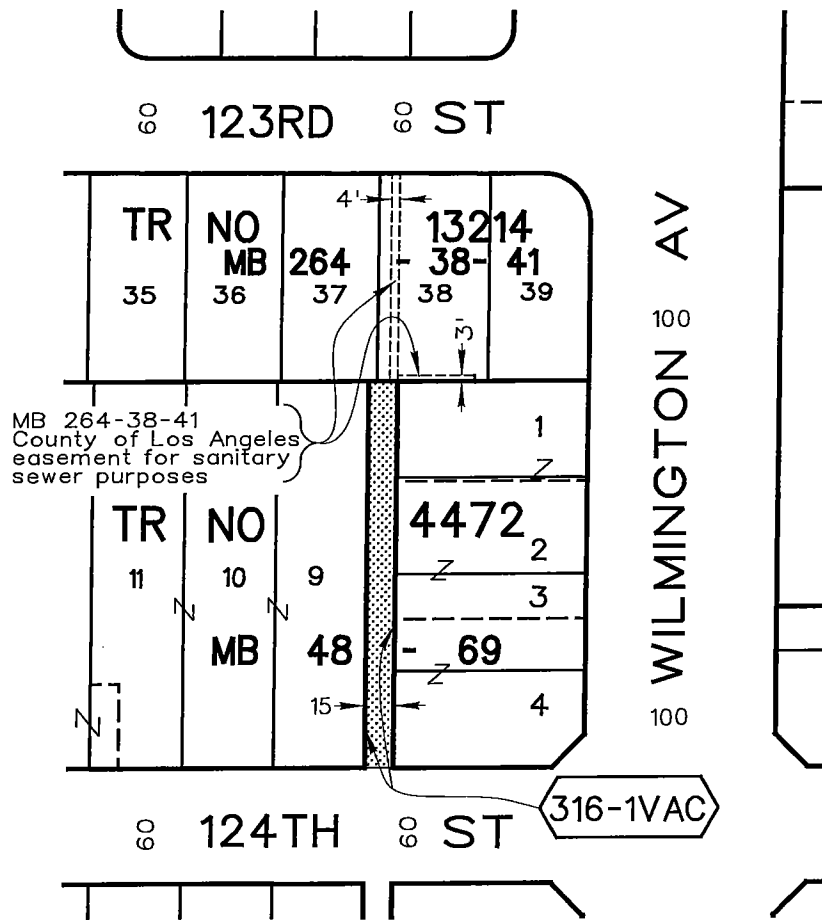


EXHIBIT B



LEGEND

Area to be vacated
Parcel 316-1VAC
Area: 3,011± s.f.

BY: *[Signature]* 10/24/13
LICENSED SURVEYOR DATE

ALL IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES

MAP PREPARED BY: N. SALAZAR SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

SD. 2	RD. 241	A.M.B. 6147-023 (Alley)	T.G. 734-G1	ALLEY W/O WILMINGTON AV AND N/O 124TH ST	PROJECT NO. M1188116
SCALE 1" = 100'		DATE 08-29-13	I.M. 069-197		PROJECT I.D. MPV000114